

LAND DEVELOPMENT APPLICATION

*This application form must be filled out in its entirety. An incomplete application form will result in rejection of the application prior to checklist review. If additional space is needed to complete any section of this application, attach a separate sheet containing all the required information and refer to such where appropriate on the form. Do not write in shaded areas. See attached Instructions for completing the Land Development Application.*

PLEASE PRINT IN INK OR USE TYPEWRITER

TYPE OF APPLICATION <div><div>1972 Zoning Ordinance</div><div>X 1993 Zoning Ordinance</div></div>			Application Number Assigned Date of Official Acceptance Fee Amount Paid      Receipt Number																																						
Project Name:  Kincora Village Center			Subdivision Name (if different from project name):  Subdivision Section:      N/A Lot Numbers:																																						
Description of Proposed Project:  ZMAP to rezone approximately 334.66 acres from PD-IP, AN, FOD to PD-MUB, AN, FOD on Tax Map Parcels 042-49-0209, 042-29-6582, and a portion Tax Map Parcel 041-29-8238 to permit development of a mixed-use business center.																																									
Number and Types of Proposed Lots: Residential Non-Residential Open Space Conservancy Other (specify type)  <div>Total Lots</div>			PROPOSED RESIDENTIAL UNITS (This section is to be completed for <u>all</u> residential applications): <table><tr><td></td><td>Total Units</td><td>Quantity Affordable</td><td>Quantity Elderly</td></tr><tr><td>Detached</td><td></td><td></td><td></td></tr><tr><td>Semi-detached</td><td></td><td></td><td></td></tr><tr><td>Townhouse</td><td></td><td></td><td></td></tr><tr><td>Multi-family</td><td>1,400</td><td>88</td><td></td></tr><tr><td>Other (specify)</td><td></td><td></td><td></td></tr><tr><td>Total</td><td>1,400</td><td></td><td></td></tr></table>				Total Units	Quantity Affordable	Quantity Elderly	Detached				Semi-detached				Townhouse				Multi-family	1,400	88		Other (specify)				Total	1,400										
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PROPOSED NON-RESIDENTIAL SQUARE FOOTAGE (This section must be completed for all non-residential applications and non-residential components of residential applications. Describe the type(s) in the appropriate category and the total square footage for the category): <table><tr><td>Category</td><td>Description of Use</td><td>Square Footage</td><td>Category</td><td>Description of Use</td><td>Square Footage</td></tr><tr><td>Ag-Residential</td><td>Multi-Family Res</td><td>1,544,000</td><td>Recreation &amp; special interests</td><td>Public, Civic &amp; Institutional</td><td>105,000</td></tr><tr><td>Sales &amp; Service</td><td>Retail/Other</td><td>393,825</td><td>Transportation &amp; communications</td><td></td><td></td></tr><tr><td>Office</td><td>Office/Employment</td><td>2,722,200</td><td>Education &amp; Training</td><td></td><td></td></tr><tr><td>Industrial</td><td></td><td></td><td>Other (specify) Hotel</td><td></td><td>475,000</td></tr><tr><td>Gov't, Utilities and Public Service</td><td></td><td></td><td>Total Square Footage</td><td></td><td>5,240,025</td></tr></table>						Category	Description of Use	Square Footage	Category	Description of Use	Square Footage	Ag-Residential	Multi-Family Res	1,544,000	Recreation & special interests	Public, Civic & Institutional	105,000	Sales & Service	Retail/Other	393,825	Transportation & communications			Office	Office/Employment	2,722,200	Education & Training			Industrial			Other (specify) Hotel		475,000	Gov't, Utilities and Public Service			Total Square Footage		5,240,025
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PROJECT LOCATION																																									
PROPERTY ADDRESS: NONE			PROPERTY LOCATION: Southwest quadrant of the Route 28/Route 7 Interchange																																						
ADJACENT ROADS: Route 28, Route 7, Pacific Boulevard																																									
ELECTION DISTRICT(s) Broad Run			MAGISTERIAL DISTRICT(s) Broad Run																																						



# PROPERTY TAX MAP, ACREAGE AND ZONING INFORMATION

## TAX MAP NUMBER (S), ACREAGE AND ZONING:

TAX MAP REFERENCE	ZONING DISTRICT(S)	ACREAGE	ZONING STATUS
80 27 — — — 1	P D - I P	± 15.17 ac.	Existing Proposed
80 27 — — — 2	P D - I P	± 65.81ac.	PD-IP PD-MUB
80 1 — — — 3 (pt)	P D - I P	± 253.68 ac.	
TOTAL ACRES SUBJECT TO ZMAP:		± 334.66 ac.	

## PIN NUMBER REFERENCE

042 29 6582  
042 49 0209  
041 29 8238 (pt.)

## SURROUNDING LAND USES AND ZONING

List all surrounding land uses and zoning districts adjacent to the property, including those across roads.

LAND USE	ZONING
North: Vacant, office, warehouse, residential	PD-IP; PD-OP; A-3
South: Vacant	PD-IP
East: Vacant, office	PD-OP; PD-IP
West: Vacant, office, utility	PD-IP

## APPLICANT(S)

Company Name: NA Dulles Real Estate Investor LLC	Company Name:
Name of Person: Michael W. Scott	Name of Person:
Mailing Address: P. O. Box 865	Mailing Address:
City, State, Zip Code: Great Falls, VA 22066	City, State, Zip Code:
Daytime Telephone: (703) 738-8736 ext. 1101	Daytime Telephone:
Correspondent? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Correspondent? <input type="checkbox"/> Yes <input type="checkbox"/> No

## PROPERTY OWNER(S)

Company Name: NA Dulles Real Estate Investor LLC	Company Name:
Name of Person: Michael W. Scott	Name of Person:
Mailing Address: P. O. Box 865	Mailing Address:
City, State, Zip Code: Great Falls, VA 22066	City, State, Zip Code:
Daytime Telephone: (703) 738-8736 ext. 1101	Daytime Telephone:
Correspondent? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Correspondent? <input type="checkbox"/> Yes <input type="checkbox"/> No

## REPRESENTATIVE(S)

Company Name: Hunton & Williams LLP	Company Name: Urban Engineering & Associates, Inc. t/a URBAN, Ltd.
Name of Person: John C. McGranahan, Jr., Esquire	Name of Person: Eric Siegel
Mailing Address: 1751 Pinnacle Drive, Suite 1700	Mailing Address: 7712 Little River Turnpike
City, State, Zip Code: McLean, VA 22102	City, State, Zip Code: Annandale, VA 22003
Daytime Telephone: (703) 714-7464	Daytime Telephone: (703) 642-8080
Correspondent? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Correspondent? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

## CERTIFICATIONS

### APPLICANT(S):

The information provided is accurate to the best of my knowledge. I acknowledge that any percolation tests, topographic studies, or other requirements of the Health Official, Director of Building and Development, or Zoning Administrator will be carried out at my expense. I understand that the County may deny, approve, or conditionally approve that for which I am applying. I certify that all property corners have been clearly staked and flagged.

NA DULLES REAL ESTATE INVESTOR LLC

BY Michael W. Scott 5/6/2010  
Signature of Applicant Date

Signature of Applicant Date

### PROPERTY OWNER(S) (to be signed by all property owners):

I have read this completed application, understand its intent, and freely consent to its filing. Furthermore, I grant permission to the Department of Building and Development and/or Planning and other authorized government agents to enter the property and make such investigations and tests as they deem necessary.

NA DULLES REAL ESTATE INVESTOR LLC

BY Michael W. Scott 5/6/2010  
Signature of Property Owner Date

Signature of Property Owner Date